



The Advocate

June 26, 2026

Major Housing & Regulatory Reform Wins in the Senate; House Is Expected To Concur

The NC General Assembly has moved quickly in recent weeks and is expected to adjourn by mid-to-late July. Throughout this session, NC REALTORS® has remained actively engaged in advancing legislation that supports housing development, property rights and the real estate industry.

A key housing victory came with the bipartisan Senate passage of [House Bill 162](#), Parking Lot Reform/Stormwater Control, which removes regulatory barriers that can delay or prevent housing and commercial development. Key provisions include:

- Removing local authority (except in coastal areas) to require a minimum number of off-street parking spaces.
- Amending the current restriction on the regulation of parking space dimensions to apply to off-street parking spaces.
- Amending the restriction on how large parking spaces can be, making parking requirements less burdensome.
- Changing stormwater control requirements, ensuring that redevelopment or modifications to existing commercial properties are not subject to new or retroactive stormwater rules unless required by federal law.
- Authorizing local governments to offer non-mandatory incentives that waive building, zoning, connection, or other regulations or fees.
- Allowing local governments to provide incentives for development or redevelopment that implement stormwater control measures that go above requirements.

This bill will return to the House for concurrence on the Senate's changes, but it is expected to pass and be sent to the Governor early next week.

Housing-related successes continued with the Senate passage of [SB 1047-Regulatory Reform Act of 2026](#), an important step in zoning and land use reform that supports increased housing supply by:

- Allowing mobile home park and tiny home community landlords to bill tenants for master-metered water service.
- Requiring faster review and approval timelines for development permits and rezoning applications.

The legislation also establishes permit choice protections, fee transparency requirements, and limits on unnecessary project delays by:

- Expanding the types of development permits and land development regulations subject to permit choice to include conditional zoning, rezoning, and stormwater permits.
- Establishing a 90-day timeline for review of applications for development approvals and rezoning requests.
- Requiring local governments to prominently display their development fee schedules on their official websites and report their fee schedules to the Local Government Commission.
- Requiring local government to provide an applicant for a development approval the current fee schedule and an estimate of all fees that may reasonably be assessed for the applicant's project within 10 business days after the applicant submits a completed application. Makes the fee schedule permanent for that project.

This legislation now goes to the House for their consideration.

These bills highlight strong momentum on housing policy in NC, and that advocacy continued on the national stage.

NC REALTORS® Take Housing Advocacy to Capitol Hill

NC REALTORS® recently traveled to Washington, D.C., to meet with North Carolina's congressional delegation and advocate for policies that strengthen homeownership, housing affordability, and property rights.

Although Congress was not in session, REALTOR® advocates met with both U.S. Senators and key congressional staff from across North Carolina's delegation. Discussions focused on increasing housing supply, expanding homeownership opportunities, preserving independent contractor status, strengthening fair housing protections, and improving access to affordable health care for self-employed professionals.

By sharing local market data and real-world experiences from communities across North Carolina, our members helped ensure REALTOR® perspectives remain part of the federal housing conversation. Their firsthand knowledge and thoughtful discussions left a lasting impression in every office they visited.

From meaningful conversations to impactful advocacy, here are a few highlights from our day on Capitol Hill.



FPCs Help Strengthen REALTOR® Advocacy

Our advocacy success in Washington is driven in large part by our Federal Political Coordinators (FPCs). These dedicated REALTOR® volunteers build and maintain relationships with members of Congress, ensuring our voices are heard year-round.

Interested in becoming an FPC or supporting their efforts? Contact [Kristin Nash](#), Director of Political Fundraising, to learn more.

If you have any questions or comments about the Advocate, please contact [Pam Melton](#), Vice President of Advocacy.